WARRANTY DEED

Karen Johnson Davidson County
Batch# 368032 DEEDWARR
03/05/2020 12:02:42 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20200305-0024850

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ACDC Commercial Holdings LLC	ACDC Commercial Holdings LLC	118-11-0-062.00
(NAME)	(NAME)	
2828 Bransford Avenue	2828 Bransford Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Ronald P. Lubovich, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ACDC Commercial Holdings LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying in the Sixth Civil District and located at 2828 Bransford Avenue, Nashville, Davidson County, Tennessee, being Lot No. 3, Block D, on the Plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office of Davidson County, Tennessee. Said Lot No. 3 beginning in the northwest corner; fronts 73.0' on the easterly margin of Bransford Avenue and runs back 127.5' on the southerly boundary, thence 9.5' in a northeasterly direction to the rear line which measures 68.0', thence 131.8' on the northerly boundary to point of beginning. Reference is made to aforementioned plan of record for a more complete description.

Being the same property conveyed to William H. Baird by Warranty Deed from Roselle S. Parman, single, dated April 25, 1978, of record in Book 5277, page 766, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ronald P. Lubovich and wife, Nancy Lubovich, by Deed of Exchange from William H. Baird and wife, Brenda Faye Baird, dated May 21, 1981, of record in Book 5750, page 288, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ronald P. LuBovich by Quitclaim Deed from Nancy L. LuBovich, dated April 7, 1988, of record in Book 7537, page 10, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Ronald P. Lubovich, LLC, by Quitclaim Deed from Ronald P. Lubovich, dated December 18, 1997, of record in Book 10742, page 340, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2828 Bransford Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters

appearing on the Plan of record in Book 1130, page 36; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, its successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 28th day of February, 2020.

Ronald P. Lubovich, LLC

By: Ronald Peter Lubovich Jr.
Its: Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Ronald Peter Lubovich Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of Ronald P. Lubovich, LLC and that he as such Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 26th day of February, 2020.

Notary Public
My Commission Expires: _____

File No.: 30868

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021